

RESTRICTIVE COVENANT

Prepared By Owen Trepanian
City of K.W. Senior planner
PO Box 1409
Key West, FL.
33041

Susan Shannon ("OWNER"), hereby establishes, declares and prescribes that the real property situated at 2919 Seidenberg Avenue, Key West, Florida, RE# 00066630-000000, shall be owned, held, transferred and conveyed subject to the restrictive covenants and conditions hereinafter set forth which shall be applied to and be covenants running with the land or any part thereof (by acceptance of a deed therefore, whether or not it shall be so expressed in such deed), including any purchaser at a judicial sale, shall hereafter be deemed to covenant, to comply with, abide and be bound by the following restrictive covenants and conditions:

The existing accessory structure of less than 400 sq. ft. located in the rear yard shall only be used in accordance with permitted uses for accessory structures as defined in the City of Key West ("CITY") Code of Ordinances. There shall be no habitation or home occupation in this accessory structure. In addition, the structure shall have provisions that prevent water from running onto adjacent properties.

The execution and filing of this document in the public records of Monroe County creates no rights for the OWNER to any permits or units herein described. All codes, ordinances, and regulations of the CITY must be adhered to within the required time frames to obtain a final inspection for the above structure.

The above restrictions shall be a restrictive covenant, which shall run with the land and remain in full force and effect for the life of the structure or until action by the CITY renders it null and void. In the event of a violation or breach of these restrictions, CITY and any person aggrieved by a violation or breach shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach.

Made and executed on the 20 day of June, 2003.

Clare H. H.
Witness

Susan Shannon
Signature of Owner

Witness

SUSAN SHANNON owner
Print Name (Title)

Witness

Signature of Owner

Witness

Print Name (Title)

State of Florida
County of Monroe

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Susan Shannon

who is/are personally known to me to be the individual(s) described in and who executed the foregoing instrument or produced Drivers License

as
identification, and acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

Jennifer M. Viera
Notary's Signature and Seal

Jennifer Viera Printed Name

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS



Jennifer M. Viera
MY COMMISSION # DD038780 EXPIRES
July 4, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

FILE #1377872
BK#1900 PG#878

RCD Jun 20 2003 09:51AM
DANNY L KOLHAGE, CLERK